

2021

Type:	63 - Condo Office		
Sty Ht:	4 - 4 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

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## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	1984
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	2.579999924
Name:	2 - 3002

## RESIDENTIAL GRID

1st Res Grid	Desc:											# Units:	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:		BRs:			Baths:			HB			1	

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

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## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	AV - Average	28	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		28	%

## CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	1.25000000
Const Adj.:	1.51439393
Adj \$ / SQ:	473.248
Other Features:	5822
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648434
Depreciation:	181562
Depreciated Total:	466873

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	546.60	
Special Features:	0	Val/Su Net:	397.70	
Final Total:	466900	Val/Su SzAd	397.70	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,174	473.250	555,59	
Net Sketched Area:		1,174	Total:	555,59	
Size Ad	1174	Gross Are	1174	FinArea	1174

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
93						
93						
74						

**IMAGE**

**AssessPro** Patriot Properties, Inc

